

010.0

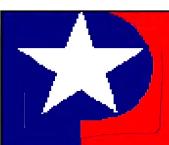
0003

0012.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED: 1,132,600 / 1,132,600
USE VALUE: 1,132,600 / 1,132,600
ASSESSED: 1,132,600 / 1,132,600
Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8-10		AVON PL, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GNEWUCH CHRISTINA & SCOT C
Owner 2:	
Owner 3:	

Street 1:	10 AVON PLACE
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Cntry:	
Own Occ:	Y

Postal:	02474
Type:	

PREVIOUS OWNER

Owner 1:	GNEWUCH CHRISTINA & SCOT C -
Owner 2:	-

Street 1:	10 AVON PLACE
Twn/City:	ARLINGTON

St/Prov:	MA
Cntry:	U

Postal:	02474
Type:	

NARRATIVE DESCRIPTION

This parcel contains .156 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1890, having primarily Wood Shingle Exterior and 3400 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B1	NEIGH OFFI	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6790		Sq. Ft.	Site		0	80.	0.92	1									498,962						499,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	6790.000	628,100	5,500	499,000	1,132,600		8397
							GIS Ref
							GIS Ref
							Insp Date
							11/18/17

PREVIOUS ASSESSMENT								Parcel ID	010.0-0003-0012.0	1953!	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2022	104	FV	628,100	5500	6,790.	499,000	1,132,600		Year end	12/23/2021	
2021	104	FV	598,900	5500	6,790.	499,000	1,103,400		Year End Roll	12/10/2020	
2020	104	FV	598,800	5500	6,790.	499,000	1,103,300	1,103,300	Year End Roll	12/18/2019	
2019	104	FV	458,400	5500	6,790.	530,100	994,000	994,000	Year End Roll	1/3/2019	
2018	104	FV	457,500	5500	6,790.	386,700	849,700	849,700	Year End Roll	12/20/2017	
2017	104	FV	428,500	5500	6,790.	336,800	770,800	770,800	Year End Roll	1/3/2017	
2016	104	FV	428,500	5500	6,790.	286,900	720,900	720,900	Year End	1/4/2016	
2015	104	FV	380,600	5500	6,790.	280,700	666,800	666,800	Year End Roll	12/11/2014	

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes					
MADGE LESLIE SL	61256-236		2/22/2013	Family		362,500	No	No							
GNEWUCH CHRISTI	49672-60		6/27/2007	Family			1	No	No						
GNEWUCH CHRISTI	35520-216		5/12/2002	Family			1	No	No						
CRONIN ROBERT P	28770-217		6/29/1998			395,000	No	No	Y						

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
9/25/2012	1214	Re-Roof	10,000	C					11/18/2017	MEAS&NOTICE	KB	Kevin B					
9/7/2001	659	Porch	2,500	O				NEW REAR PORCH	4/16/2013	Info Fm Prmt	EMK	Ellen K					
									5/4/2009	Entry Denied	372	PATRIOT					
									5/1/2002	Permit Visit	PM	Peter M					
									10/18/2001	Inspected	PM	Peter M					
									9/28/1999	Mailer Sent							
									9/28/1999	Measured	243	PATRIOT					
									8/24/1993		KT						
										Sign:	VERIFICATION OF VISIT NOT DATA						

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																								
Type: 13 - Multi-Garden	2A - 2 Sty +Attic	Full Bath: 2	Rating: Average	A Bath:	Rating:																															
(Liv) Units: 2	Total: 2	3/4 Bath: 1	Rating: Good	A 3QBth:	Rating:																															
Foundation: 3 - BrickorStone	Frame: 1 - Wood	1/2 Bath:	Rating:	A HBth:	Rating:																															
Prime Wall: 1 - Wood Shingle	Sec Wall:	OthrFix:	Rating:	Fpl:	Rating: Average																															
Roof Struct: 3 - Gambrel	Roof Cover: 1 - Asphalt Shgl	Kits: 2	Rating: Average	A Kits:	Rating:																															
Color: GREEN	View / Desir:	Frpl:	Rating: Average	WSFlue:	Rating:																															
GENERAL INFORMATION				OTHER FEATURES				CONDOS INFORMATION				REMODELING				RES BREAKDOWN																				
Grade: C+ - Average (+)	Year Blt: 1890	Eff Yr Blt:	Location:	Total Units:	Floor:	% Own:	Name:	1st Res Grid Desc: Line 1 # Units 1				Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O												
Alt LUC:	Alt %:	Jurisdct:	Fact: .	Other	Upper	Lvl 2	Lvl 1	Totals	RMS: 12	BRs: 6	Baths: 2	HB																								
Const Mod:	Lump Sum Adj:																																			
INTERIOR INFORMATION				DEPRECIATION				CALC SUMMARY				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL																
Avg Ht/FL: STD	Prim Int Wal: 2 - Plaster	Sec Int Wall:	Total: 31 %	Phys Cond: AV - Average	31. %	Functional:	%	Override:	Total: 31 %	Size Adj.: 0.95882350	Const Adj.: 1.00969899	Adj \$ / SQ: 174.262	Other Features: 126692	Grade Factor: 1.10	NBHD Inf: 1.00000000	NBHD Mod:	WtAv\$/SQ: 180.00	Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten			
Partition: T - Typical	Prim Floors: 3 - Hardwood	Sec Floors:		Economic:	%	Special:	%									Juris. Factor: 1.00	Adj Total: 910356	Depreciation: 282210	Depreciated Total: 628146	AvRate: 191.69	Special Features: 0	Before Depr: 191.69	Final Total: 628100	Ind. Val: 108.69	Val/Su Net: 108.69	Val/Su SzAd: 184.74	SFL	Second Floor	1,769	174.260	308,270	BMT	Basement	1,631	52.280	85,266
Insulation: 2 - Typical	Int vs Ext: S	Heat Fuel: 1 - Oil	Heat Type: 5 - Steam	# Heat Sys: 2	% Heated: 100	% AC: 100	Solar HW: NO	% Com Wal	% Sprinkled							WtAv\$/SQ: 180.00	Rate	Parcel ID	Typ	Date	Sale Price	FFL	First Floor	1,631	174.260	284,222										
																Juris. Factor: 1.00	Adj Total: 910356	Depreciation: 282210	Depreciated Total: 628146	AvRate: 191.69	Special Features: 0	Before Depr: 191.69	Final Total: 628100	Ind. Val: 108.69	Val/Su Net: 108.69	Val/Su SzAd: 184.74	WDK	Deck	392	8.630	3,385					
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:	PARCEL ID 010.0-0003-0012.0				IMAGE				AssessPro Patriot Properties, Inc																			
SPEC FEATURES/YARD ITEMS																																				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																			
3	Garage	D	Y	1	19X20	A	AV	1920	21.58	T	40	104			4,900		4,900																			
19	Patio	D	Y	1	10X18	A	AV	1990	4.33	T	23.2	104			600		600																			
More: N				Total Yard Items: 5,500				Total Special Features:				Total: 5,500																								